140.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,500	/	1,074,500
USE VALUE:	1,074,500	/	1,074,500
ASSESSED:	1,074,500	/	1,074,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINNS MICHAEL R
Owner 2:	GOLDBERG MAYA GINNS
Owner 3:	
Street 1:	17 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GINNS MICHAEL R -
Owner 2:	GOLDBERG GINNS MAYA -
Street 1:	17 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,924 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6924.000	567,200	5,100	502,200	1,074,500
Total Card	0.159	567,200	5,100	502,200	1,074,500
Total Parcel	0.159	567,200	5,100	502,200	1,074,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.33 | /Parcel: 331.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89816
GIS Ref	
GIS Ref	
Insp Date	07/31/13

!10804!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	567,400	5100	6,924.	502,200	1,074,700	1,074,700	Year End Roll	12/18/2019
2019	101	FV	423,600	5100	6,924.	470,800	899,500	899,500	Year End Roll	1/3/2019
2018	101	FV	423,600	5100	6,924.	389,200	817,900	817,900	Year End Roll	12/20/2017
2017	101	FV	423,600	5100	6,924.	357,800	786,500	786,500	Year End Roll	1/3/2017
2016	101	FV	423,600	5100	6,924.	326,400	755,100	755,100	Year End	1/4/2016
2015	101	FV	406,500	5100	6,924.	320,100	731,700	731,700	Year End Roll	12/11/2014
2014	101	FV	406,500	5100	6,924.	297,500	709,100	709,100	Year End Roll	12/16/2013
2013	104	FV	404,100	5100	6,924.	283,100	692,300	692,300		12/13/2012

PRINT

Date	Time
12/11/20	01:04:14

LAST REV

Date	Time
10/15/19	09:10:52
mmcmakin	
10804	

USER DEFINED

Prior Id # 1:	89816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINNS MICHAEL R	73348-188	1	9/26/2019	Convenience	1	No	No		
ACCETTA THERESA	35306-142		4/18/2002		589,700	No	No		
ACCETTA FRANK C	33229-599		7/11/2001	Convenience	1	No	No		
	9123-265		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2013	235	Manual	175,000	C				
2/20/2007	99	Dormers	13,000			G8	GR FY08	12 FT SHED DRMR
7/7/2003	544	Redo Kit	34,000	C		G6	GR FY06	re- do bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	336	PATRIOT
7/26/2005	Inspected	BR	B Rossignol
7/17/2002	MLS	HC	Helen Chinal
11/18/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6924		Sq. Ft.	Site		0	80.	0.91	9									502,178						502,200	

Total AC/HA: 0.15895 | Total SF/SM: 6924 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 502,178 | Spl Credit | Total: 502,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97377425
Const Adj.:	0.98000199
Adj $ / SQ:	119.288
Other Features:	106000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594568
Depreciation:	27350
Depreciated Total:	567217

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

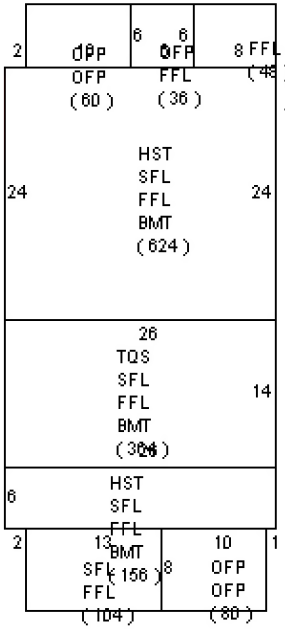
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.22
Special Features:	0	Val/Su Net:	120.60
Final Total:	567200	Val/Su SzAd	174.90

SKETCH



Sum Area By Label :
OFP = 316
SFL = 1248
FFL = 1332
TQS = 364
BMT = 1144
HST = 780

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	119.290	158,891
SFL	Second Floor	1,248	119.290	148,871
BMT	Basement	1,144	35.790	40,940
HST	Half Story	390	119.290	46,522
OFP	Open Porch	316	21.290	6,727
TQS	3/4 Story	273	119.290	32,566

Net Sketched Area:	4,703			Total:	434,517
Size Ad	3243	Gross Are	5184	FinArea	3243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100